

D. R. P.

Permit # 243

Starts June 5, 1985

Expires Sept 1, 1985

Issued by: [Signature]

RECEIVED FROM CITY OF
SAN ANTONIO PLANNING
DEPARTMENT ON
JANUARY 9, 1996



STONE OAK, INC.
11306 Sir Winston
San Antonio, Texas 78216

LAND USE PLAN

MDP # 43

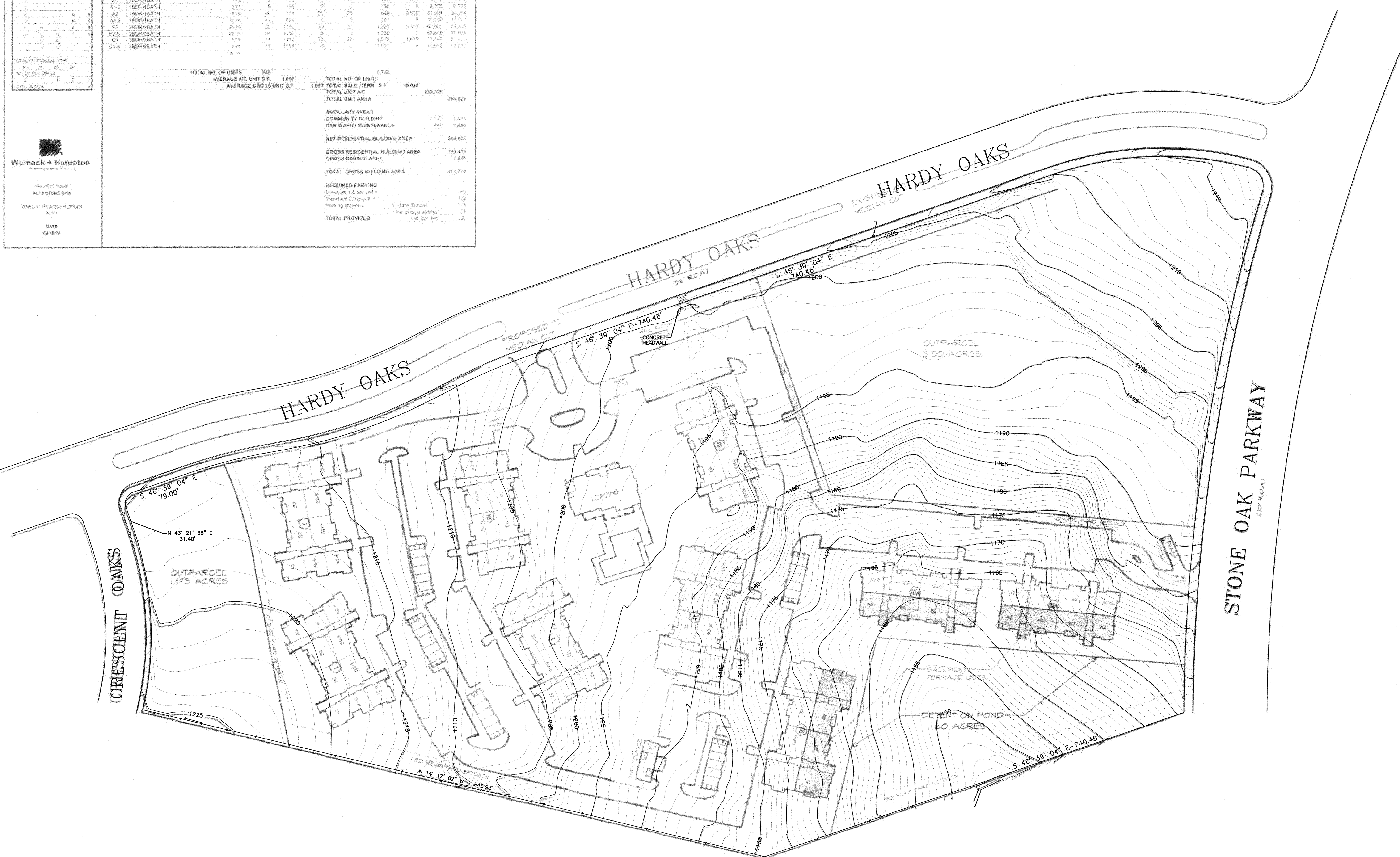
4/15/85
H. J. L.
SOJV
1/800

**HALLENBERGER
TELFORD INC**
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78216

3

VRP# 04-02-074

UNIT PROGRAM									
UNIT	DESCRIPTION	%	NUMBER OF UNITS	A/C S.F.	BALCONY S.F.	STORAGE S.F.	GROSS UNIT S.F.	TOTAL BALCONY TERRACE	TOTAL A/C
A1	1BR/1BATH	1.1%	6	635	60	10	705	0.00	5,710
A1-S	1BR/1BATH	1.1%	6	750	0	0	750	0	6,700
A2	1BR/1BATH	1.1%	46	734	35	20	849	0.50	6,504
A2-S	1BR/1BATH	1.1%	46	681	0	0	681	0	5,820
B2	2BR/2BATH	24.1%	66	1130	70	30	1,230	5.00	10,360
B2-S	2BR/2BATH	24.1%	54	1250	0	0	1,250	0	10,800
C1	3BR/3BATH	5.1%	14	1410	78	27	1,515	1.40	12,210
C1-S	3BR/3BATH	4.9%	12	1550	0	0	1,550	0	13,670
TOTAL NO. OF UNITS 246									
AVERAGE A/C UNIT S.F. 1,650									
AVERAGE GROSS UNIT S.F. 1,697									
TOTAL NO. OF UNITS 6,728									
TOTAL BALC/TERR S.F. 19,038									
TOTAL UNIT A/C 259,796									
TOTAL UNIT AREA 269,826									
ANCILLARY AREAS									
COMMUNITY BUILDING 4,100 5,651									
CAR WASH / MAINTENANCE 200 5,840									
NET RESIDENTIAL BUILDING AREA 269,826									
GROSS RESIDENTIAL BUILDING AREA 399,439									
GROSS GARAGE AREA 8,840									
TOTAL GROSS BUILDING AREA 418,279									
REQUIRED PARKING									
Minimum 1.5 per unit 482									
Maximum 2 per unit 492									
Parking provided Surface Spaces 473									
1 per garage spaces 29									
TOTAL PROVIDED 502 per unit 728									



01 SITE PLAN
SCALE: 1" = 60'-0"

VRP# 04-02-074

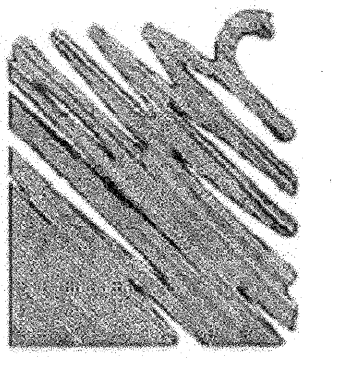
RECEIVED
04 FEB 24 PM 4:04
LAND DEVELOPMENT
SERVICES DIVISION

THIS DRAWING HAS BEEN
PREPARED UNDER THE DIRECT
SUPERVISION OF
R. MICHAEL HAMPTON
TEXAS REGISTRATION #7149
AND IS CONSIDERED TO BE
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Project No.
04004
Drawn By:
ISSUE FOR PRICING
ISSUE FOR PERMIT
ISSUE FOR CONSTRUCTION
Revisions:
04 FEB 20 PM 1:11
OFFICE OF THE ARCHITECT
CITY OF SAN ANTONIO
COMMUNITY DEVELOPMENT
DIVISION

Alta Stone Oak
in San Antonio, Texas for
WOOD PARTNERS, L.L.C.

Womack + Hampton
ARCHITECTS, L.L.C.
721 Oak Lawn Ave. Suite 100
Dallas, Texas 75201
Phone: (214) 250-0000
Fax: (214) 250-0000



Sheet Number:

A1.2



City of San Antonio
New
Vested Rights Permit
APPLICATION

RECEIVED
04 FEB 24 PM 4:03

LAND DEVELOPMENT
SERVICES DIVISION

Permit File: # 04-02-074
Assigned by city staff

Date: _____

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: Kimley-Horn Phone: (210) 541-9166 Fax: (210) 541-8699

Address: 45 NE Loop 410, Ste 495 Zip code: 78216

Engineer/Surveyor: SAME AS AGENT Phone: _____ Fax: _____

Address: _____ Zip code: _____

1. Name of Project: Alta Stone Oak
2. Site location or address of Project: Northwest corner of Hardy Oak Blvd. and
Stone Oak Parkway, San Antonio, Bexar
County, Texas
3. Council District 9 ETJ — Over Edward's Aquifer Recharge? ☒ yes () no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.
The purpose of this project is to develop a high-end multi-family residence project, a cluster of small-scale commercial, and an office complex. The project will entail construction of approximately nine (9) apartment buildings, one (1) clubhouse, four (4) commercial buildings, and one (1) office building.
5. What is the date the applicant claims rights vested for this Project? _____
6. What, if any, construction or related actions have taken place on the property since that date?
To the best of our knowledge, no significant construction activities have taken place.

1/29/04

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: Development Rights Permit Date of Application: 6/10/1998

Permit Number: 243 Date issued: 6/16/1998

Expiration Date: 9/1/2007 Acreage: ± 4302

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Stone Oak # 48

Date accepted: 6/5/1985 Expiration Date: 12/5/1996 MDP Size: ± 4302 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

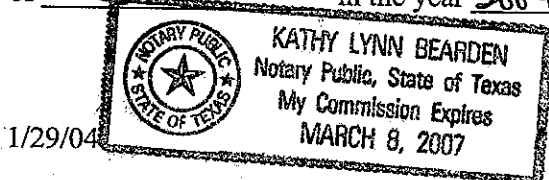
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Benjamin J Hauke Signature: [Signature] Date: 2/24/04

Sworn to and subscribed before me by MI DL on this 24 day of Feb in the year 2004, to certify which witness my hand and seal of office.



Kathy Bearden

Permit File # 0402074
Notary Public, State of Texas

City of San Antonio use

Permit File: # _____
Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: *mdf*
Planning Department

Date: _____

Comments:

*As of JUNE 5, 1985 for a
multi-family residential development
with a small commercial and
commercial and office complex on
approximately 20 acres.*

CITY OF SAN ANTONIO
OFFICE OF PLANNING
OFFICE OF DIRECTOR
04 FEB 23 PM 1:10



City of San Antonio

DEV. SERVICES

Vested Rights Permit
APPLICATION

7009 MAR 17 P 1:33

Permit File: #VRP 04-02-074

Received: March 2, 2004

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

***Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law***

The City Attorney's Office recommends the Development Services Department decide this application in the following manner:

☒ Approval ☐ Disapproval ☐ Return to Applicant

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.

Reviewed By: 
Norbert J. Hart
Assistant City Attorney

Date: March 17, 2004

Comments: Recommend that vested rights be approved for a Multi-family residential development with a small scale commercial and office complex on approximately 20 acres effective June 5, 1985. The project is more specifically defined in the attached VRP Application.

February 24, 2004

RECEIVED
04 FEB 24 PM 4:04

Mr. Michael O. Herrera
City of San Antonio Planning Department
1901 S. Alamo
San Antonio, Texas 78283

LAND DEVELOPMENT
SERVICES DIVISION

Re: Letter of Agency

Dear Mr. Herrera:

This letter is to certify that Benjamin Houle of Kimley-Horn and Associates, Inc. is hereby authorized to act as an Agent of SteinReal Corporation for the purpose of vested rights permitting and platting of the approximately 20-acre parcel at the northwest corner of Stone Oak Parkway and Hardy Oak Boulevard owned by SteinReal Corporation.

Please contact me with any questions at (210) 325-7488, or Mr. Houle at (210) 541-9166.

Very truly yours,

STEINREAL CORPORATION



Mr. Dennis Stein

04 FEB 26 PM 1:10
SAN ANTONIO
PLANNING
OFFICE OF DIRECTOR

SONJA L. HOULE
BENJAMIN J. HOULE

SchwabOne®

362

3-5/310
150

DATE 2/24/04

PAY TO THE
ORDER OF

City of San Antonio

\$ 160.00

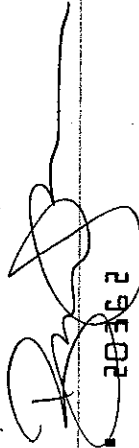
One Hundred Sixty and 00/100

DOLLARS

Charles Schwab

PNC BANK, N.A.
Philadelphia, PA

FOR Alta Stone Oak Vested Pts.



MP

⑆031000053⑆ 7019626363⑆ 20362

 Security features
are included.
Check for details.

City of San Antonio
Development Permit Application

Permit File # 243
assigned by city staff

RECEIVED

All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.

1. Owner (Agent) Pope-Dawson Engineers, Inc.
2. Address 555 East Ramsey
3. Zip: 78216 Telephone # 375-9000
4. Site location or address _____
5. Council District 9 BTJ N/A Over Edward's Aquifer Recharge (✓) yes () no

LAND DEVELOPMENT
SERVICES DIVISION

Please complete subject of application and attach 2 sets of all applicable documents (ie this application, POADP, plat application, approved plat, building permit or evidence of development infrastructure cost).

POADP's* accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name Stone Oak # 48
Date Accepted: June 6, 1985 Expiration Date: Dec. 5 1986
POADP Size 4,302.58 acres (If applicable, list plats representing 8% of POADP area on the backside of this application.)
% of area plat approved/developed > 13.12 %
Infrastructure cost incurred \$ _____ (Note: for POADP's <1000ac, cost incurred must be at least \$500,000 and for areas >1000ac, expenditures must be at least \$1,000,000. In addition, use of this section will require that this form be notarized).

Note: 8% of POADP area must be plat approved or infrastructure cost incurred must exceed amount designated by code or 50% of POADP must be platted/developed to maintain permit rights.

Plat Application

Plat Name: _____ Plat # _____ Acreage _____
Date submitted: _____ Expiration Date: _____
(Note: Plat must be approved within 18 months of application submittal date).

Approved Plat

Plat Name: _____ Plat # _____ Acreage _____ Approval Date: _____
Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____
(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

Building Permit Site Plan

Plan # _____ Date permit issued: _____
(Note: Permits rights will expire if construction is not started within 6 months of issuance).

*Development Rights based on cost incurred must have this document notarized - all others may sign and date this form.

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that this Application and the attached documents are true and correct. Print Name: RUBEN LERVANTES

Signature: Ruben Lervantes Date: 6/10/98

Sworn to and subscribed before me by _____ on this _____ day of _____, 19____
to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: _____

6/4/98

Approved
6-16-98

WORD PROCESSING DEVELOPMENT PERMIT APPLICATION

